

Rockville City-wide Master Plan Draft Addendum and Errata Sheet

**Approved by the Planning Commission
December 19, 2001**

Chapter 1, Introduction

Underlying Principles (p. 1-1)

6. Respects the natural environment and historic resources, and promotes the responsible, sustainable use of natural resources for present and future populations;

Legal Authority of the Plan (p. 1-3, 1st paragraph)

These visions are based on the widely accepted visions....to address the impact of rapid population growth and development. This landmark agreement was updated in June, 2000 with the signing of the new "Chesapeake 2000" agreement. The Chesapeake 2000 agreement will guide the Bay cleanup effort over the next decade and has the primary goal of improving water quality sufficiently to sustain the living resources of the Chesapeake Bay and to maintain that water quality into the future. This is seen as the most comprehensive and far-reaching goal in the Bay Program's history. A major commitment of the new agreement is creating a watershed in a shared vision. The City of Rockville shares in this commitment through its policies and land use practices, and participation in the Middle Potomac Tributary Strategy development process.

Chapter 2, Land Use

Critical Parcel/Area Analysis (p. 2-12)

....where there are other land use or zoning alternatives to achieve either smart growth initiatives or environmental protection. To that end, some properties are recommended for development as either Comprehensive Planned Development (CPD) or as a Planned Residential Unit (PRU). As previously noted, CPDs allow large areas to be developed as a single development containing a mix of uses and housing types and open space. PRUs allow for a mix of residential unit types and common open space areas, while providing for flexibility in site design through a waiver of normal zoning development standards. In general, only sites above five acres...

Critical Area #2, Buckingham Property, 522 West Montgomery Avenue (p. 2-15)

...saving trees would be very difficult. The parcel site is under the five-acre minimum site requirement in the Zoning Ordinance for a special development procedure, but could meet the requirement if combined with the two residential properties that have access through the Buckingham property.

Recommendation (p. 2-15)

This Plan recommends maintaining the R-S Zone for the property. ~~and amending the Zoning Ordinance to reduce the five-acre minimum requirement for a special development in order to conserve important environmental features for sites identified in the Master Plan.~~ The preservation of the trees.....

Critical Area #3, Carver Educational Services Center

...and access to Rock Terrace is on Martins Lane. ~~Currently, the Board of Education is discussing development options for a 20-acre portion site including the construction of administrative office facilities.~~ The site is zoned.... (p. 2-15)

Recommendation (p. 2-16)

An institutional use, which may include an educational facility, is the preferred use for the site that keeps the Carver name. Retaining a portion of the Carver school north and east façade (if structurally feasible) and commemorating.....a restriction should also be implemented such as requiring an expanded setback requirement from the residential development adjacent to south of and located across the street from the site.

Critical Area #7 – Woodmont Country Club

Recommendation (p. 2-19)

If no longer used as a country club developed, it is recommended that the site be developed as a “Comprehensive Planned Development”.....and historically significant to the City of Rockville. The CPD should address the provision of a street network that provides for appropriate east-west circulation and adequate dispersal of site-generated traffic through it is recommended that East Jefferson Street be extended north to Wootton Parkway and that any future development be designed with other roadway connections to other roads, in addition to Rockville Pike. The CPD, or any proposed development in the R-S Zone of some or all of the site, should also address the feasibility of providing a pedestrian and bikeway connection to the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City’s Bikeway Master Plan. Within the Comprehensive Planned Development, commercial uses.....Residential uses should be set back from Rockville Pike ~~along the proposed East Jefferson Street extension.~~

Text Amendments (p. 2-22)

One recommended potential text amendment would be to evaluate the permitted and special exception uses in the C-1 (local commercial) zone. It is likely that any additional uses permitted in the C-1 Zone would have size and locational restrictions associated with them. ~~to allow Planned Residential Developments (PRU) on properties with less than the required five acres where it was recommended in the Master Plan in order to protect the environmental features on the property.~~

Potential Zone Changes (p. 2-23)

8. Redland Technology Park: change the I-2 portion of the site to I-3, so that the entire record lot (known as PEPCO-Rockville Service Center, Parcel E) is in the I-3 Zone.

Chapter 3, Urban Growth Areas

Introduction (p. 3-1)

The Urban Growth Area boundaries are adopted by the City in the Master Plan. However, a “Memorandum of Understanding” was signed by the Montgomery County Executive and the Mayors of Rockville and Gaithersburg in 1992 (See Appendix).

Chapter 4, Transportation

Proposed Transportation Improvements – Other (p. 4-32)

18. King Farm Boulevard and MD 355 – bike and pedestrian crossing to Shady Grove Metro
24. East Jefferson Street — Road and A pedestrian and bikeway connection between the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City’s Bikeway Master Plan, should any development be proposed on some or all of the Woodmont Country Club property. greenway (pedestrian, bike and transit only) that extends north to Wootton Parkway (greenway may be in separate right of way).

Chapter 5, The Environment – Sensitive Areas and Critical Issues

Goal: Integrate ~~Consider~~ the protection of the environment.....

Policies (p. 5-1)

6. Pursue sustainable practices to protect environmental quality and natural resources for the use and enjoyment of future generations.

Sustainable Practices and Policies (p.5-8)

Sustaining and enhancing the quality of life and environmental health in our community is a central goal in Rockville’s vision for the future and cuts across many of the underlying principles of this Master Plan. Sustainable practices and policies are those that synergistically support environmental health and quality, economic well-being, and community equity and vitality. A fundamental feature of the concept of sustainability is the responsibility of current generations to ensure the ability of future generations to share an equal or higher quality of life as currently exists. As noted in Chapter One, this vision for the future is also articulated in the Maryland Planning Act which mandates that a community’s master plan include measures that foster conservation of resources, including a reduction in resource consumption. Rockville can achieve

this and the larger vision of sustaining and enhancing its quality of life and environmental health by pursuing the following:

Recommendations

1. Work with City Boards and Commissions, such as the Science, Technology and Environment Commission, and the residents of Rockville to develop a community-based approach for a sustainable Rockville.
2. Promote the use of energy-efficient materials and site design in new development proposals.
3. Identify and pursue opportunities to improve the conservation of natural resources and reduce resource consumption in City maintenance and operational practices.
4. Promote EPA Energy Star building certification where appropriate in new and redevelopment and in City operations.
5. Work with the local community and the Greater Rockville Partnership to develop and promote education and recognition programs, such as the Businesses for the Bay and Leadership in Energy & Environmental Design (LEED) green building rating system, to make information available and promote the transfer of ideas and technology.

Chapter 8, Historic Preservation

Eligibility Criteria for Historic District Designation (p. 8-2)

Rockville's eligibility criteria for historic district designation ~~criteria~~ are based on similar standards employed by the U.S. Department of the Interior for properties eligible to be placed on the National Register of Historic Places, ~~U.S. Department of the Interior~~. However, these designations and associated designation processes are entirely separate. Potential historic districts...

Historic District Chart (p. 8-4)

541 Beall Avenue (Allnut House)	1974	Yes	Single Site Residential	Built 1890
S. Washington Street	<u>19749</u>	Yes	Commercial/ Institutional	Late 19 th - early 20 th Century

National Register Sites Not in City Historic Districts (p. 8-4)

<u>Farmers Banking and Trust Company (now Allfirst Bank)</u>	1979	Commercial	Built 1930

Historic Preservation Programs (p. 8-5)

The City partners with Peerless Rockville Historic Preservation, Ltd. Inc., the Montgomery County Historic Society,

Change list of “Preservation Education/Publications” to “City Preservation Publications” (p. 8-5)

Historic District Detailed Locations Map (p. 8-8)

5. 541 Beall Avenue

Historic District Detailed Locations Map (p. 8-9)

Note existence of St. Mary’s Church and Cemetery within the Baltimore Road and Railroad Station Historic District, and indicate that the Baltimore Road district and the Dawson Farmhouses are also on the National Register of Historic Places.

Expansion of Historic Districts (p. 8-10)

The former Farmers Banking and Trust Company (now Allfirst Bank) ~~First National Bank~~-Building is recommended

Potential Designation of New Historic Districts (p. 8-12)

Haiti/Martins Lane.....Margaret Beall sold a large tract of her land on the northern section of her property to the freedu family slaves.....

Rockville Cemetery.....erected a small Chapel of Ease here in 1739-1734. Several churches....

Potential Designation of New Historic Districts, Recommendations (p. 8-13)

3. Work with neighborhood associations and nonprofit groups to generate historic district nominations.

Enhancement of the Individual Character of Historic Districts, Recommendations (p. 8-15)

7. Explore the development of, or participation in, a revolving loan program to help citizens finance expensive renovations ~~and replacement of historic materials.~~

Chapter 11, Residential Neighborhood Planning Areas

Planning Area 2, Croydon Park/East Rockville

Document should refer to Planning Area 2 and the neighborhood at large as “East Rockville”, not “Croydon Park”.

Current Conditions (p. 11-7)

East Rockville-Croydon Park is a residential neighborhood that consists... Historic homes dating from the late 1800s line Baltimore Road, but the majority of houses were built beginning in the 1940s. These were ~~tract~~ houses developed for the building boom that occurred after World War II....

Planning Area 3, Hungerford, Stoneridge and New Mark Commons Neighborhoods

All references to “Hungerford, Stoneridge and New Mark Commons” should be changed to “Hungerford, Lynfield and New Mark Commons”.

History and Current Conditions (p. 11-11)

....It forms the largest neighborhood in the planning area and contains over 650 ~~600~~ single family detached homes, with no institutional and business uses within the area. (paragraph 3)

There are three parks within the area....Elwood Smith Park and Community Center, the only gathering place for the community, is located on 7.5 acres...This park also provides playing fields, courts and playing equipment. In addition to park facilities, the Hungerford Stoneridge Forest Preserve and City Stormwater Management Pond at the end of Cabin John Parkway buffer the neighborhood from Wootton Parkway. (p. 11-12)

Neighborhood map to include Curtis Place and Wootton Oaks Drive. (p. 11-13)

Adjacent Areas (p. 11-14)

Adjacent commercial areas that are located along the boundaries also cause some concern to Planning Area 3 residents. The planned extension of Fleet Street between the neighborhood and commercial properties on Rockville Pike will heighten this concern. Appropriate landscaping will be necessary for a buffer when the street is constructed. Current neighborhood residents...

Planning Area 4, West End and Woodley Gardens East West

History (p. 11-15)

The West Montgomery Avenue Historic District comprises buildings located along portions of West Montgomery Avenue, Forest Avenue, Upton Street, Laird Street, and Harrison Street....

Current Conditions (p. 11-16)

.....Although the interstate highway just skirts the planning area, there is access to I-270.....In addition, traffic noise from I-270 and sections of West Montgomery Avenue is distinctly quite audible in some parts of the planning area. (paragraph 1)

.....Located in part along the east side of North Adams Street.....(paragraph 3)

Current Conditions (p. 11-19)

Public schools include Beall Elementary School and Julius West Middle School, with the Washington Waldorf School expected to establish a private school on the former Chestnut Lodge property. Rock Terrace Special School, a special educational ,....(paragraph 1)

Chestnut Lodge Hospital had been ~~is~~ located on 20.4 acres off of West Montgomery Avenue....trying to escape the summer heart of the city of Washington DC.In the 1990s some of the original property was sold and subdivided for residences. The Chestnut Lodge facility closed when CPC Health filed for Chapter 11 protection and the property and buildings were purchased by the Washington Waldorf School. The expected future use of the property is as a private educational institution.

Town Center (p. 11-19)

The Town Center is the major retail area for the neighborhood and how it is redeveloped will have and impact on West End community. Some would like to see more residential uses, restaurants, and low rise office buildings within the Town Center. ~~Whether these uses are economically viable will be evaluated under t~~ The Town Center Master Plan proposes a development concept that includes residential uses, restaurants, and both low and high rise office buildings. Since the West End lies directly between the Town Center and Interstate 270, the potential for cut-through traffic and additional traffic noise will increase. Specific plans to deal with this problem may be required.

Traffic and Pedestrian Issues (p. 11-19)

Current and available methods to control cut-through traffic are through the establishment of “no entrance” zones during certain times of the day, one way streets, speed humps, and strict enforcement of traffic laws. These should be continued and implemented where practical.

Because the streets are narrow....not having a place to walk safely can be dangerous to today’s pedestrian. Therefore, the existing plan for completion of the sidewalk network in the West End should be implemented. If sidewalks are necessary....

Another are of concern for pedestrians....and multiple lanes for vehicles coming from numerous directions. Crosswalks and pedestrian signals should be installed where necessary to promote safe passage at intersections. (p. 11-20)

522 West Montgomery Avenue (Buckingham Property) (p. 11-22)

....The four acre site is zoned R-S (one half acre lots) which is a lower density than ~~of~~ the most proximate adjacent surrounding neighborhoods (R-60) but is consistent with the existing zone.... There is potential access to the property from West Montgomery Avenue and from Brent Road.

However, future access from Brent Road is recommended only if no other feasible access alternatives exist. ~~However, the R-S zoning was never changed and the property is too small to meet the Planned Residential Unit (PRU) minimum tract size.~~ This property is discussed....

Chestnut Lodge, 500 West Montgomery Avenue (p. 11-22)

...and that of a turn-of-the century mental health institution. ~~Any~~ Reuse of the facility as a private school or other institution would need not only to be compatible with the surrounding residential neighborhoods....

Recommendations (p. 11-23)

1. Continue to explore and implement various traffic-calming and control techniques ~~and other methods~~ within the neighborhood to discourage cut-through traffic.
8. ~~Change the Zoning Ordinance to allow the Planned Residential Unit process to be allowed on sites less than five acres under certain conditions (See Land Use Chapter)~~

Planning Area 5, Woodley Gardens and College Gardens

History and Current Conditions (p. 11-25)

There are only two institutional uses....Major Traffic routes to the college are along Route 355, Mannakee Street, and Nelson Street (which connects to West Montgomery Avenue at the I-270 interchange).

Stormwater Management Facilities (p. 11-28)

....In developing stormwater management facilities for the planning area, the City ~~Public Works Department~~ is attempting to balance engineering needs...

Traffic Issues (p. 11-28)

There is an ongoing concern of the neighborhood regarding excessive speed and cut-through ~~does not appear to be any through-traffic issues~~ within the residential neighborhoods. ~~However,~~ College Parkway, Nelson Street and Mannakee Street are popular east-west routes for non-neighborhood traffic. Specific neighborhood traffic.....

Recommendations (p. 11-28)

2. Ensure that adequate buffers are created between any future development, including the Carver Center site, and residential areas within the neighborhood. Close coordination with the adjacent civic associations shall be maintained to ensure that public input on the proposed buffers is received.

Planning Area 10, Montrose Neighborhood

Traffic Issues (p. 11-44)

~~Concerns about cut-through traffic between from Rockville Pike, to Montrose Road and onto I-270 are is currently addressed through restricted turning movement restrictions. to vehicles that have destinations in the neighborhood. This is accomplished through a series of one-way streets and turn restrictions. Although this can create inconvenience....~~

~~Another possible pedestrian and bicycle transportation improvement for the Montrose area is a pedestrian and bikeway connection to the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City's Bikeway Master Plan. the extension of East Jefferson Street north through the Woodmont Country Club property. This would provide a local traffic route parallel to the Rockville Pike to improve circulation that may help to alleviate some of the congestion on Rockville Pike. Consequently, the future construction of the roadway continues to be recommended.~~

Planning Area 14, Rockshire and Fallsmead Neighborhoods

Current Conditions (p. 11-54)

...The planning area includes Rockshire, Fallsmead, Fallswood, Saddlebrook, Fallsbend, Horizon Hill, Watts Branch Meadows, Cambridge Heights, Carter Hills, Griffith Oaks and Glenora Hills subdivisions.....(paragraph 1)

Planning Area 14 was developed....Houses are generally in good condition, although property maintenance may become more of an issue during the life of this Plan, and are generally larger than in older neighborhoods....Traffic within the subdivisions is limited to the neighborhood, although residents are concerned about the potential for cut-through traffic as congestion increases on primary routes in and around the planning area. (paragraph 2)

The Rockshire Giant Shopping Center was developed as part ...devoted to serving the needs of the local community, with the. ~~Major tenants include a grocery store, restaurant and bank.~~ (paragraph 5)

Traffic Issues (p. 11-56)

Because there are so few entrances.....end in cul-de-sacs, and have speed bumps. Increasing congestion on primary roads in the vicinity have raised concerns about increased traffic on neighborhood streets. However, specific neighborhood traffic concerns...

Wootton Parkway is scheduled to be widened in the future ~~years 2002 and 2003~~ between Hurley Avenue and Scott Drive. The Millennium Trail...

Chapter 12, Economic Development/Nonresidential Neighborhood Areas

Planning Area 9, Rockville Pike Corridor

Critical Issues (p. 12-8, paragraph 4)

.....The corridor lacks safe and efficient bicycle routes. To improve pedestrian and bicycle circulation options, any proposed development of some or all of the Woodmont Country Club site should also address the feasibility of providing a pedestrian and bikeway connection to the Millennium Trail along Wootton Parkway, and other bikeways designated in the City's Bikeway Master Plan. Limited bike parking....

Planning Area 15, Research/Piccard/King Farm/Fallsgrove

Critical Issues (p. 12-20, paragraph 3)

....Parcel 44 is a 2.09 acre site that is zoned C-2, although it is ~~surrounded~~ adjacent to property in the by the I-3 Zone and across the street from the office area of the King Farm CPD (See Map). Changing the property's zoning would be acceptable only if it were combined with an adjacent I-3 property....While the property is recommended for office use to complement the adjacent office area, the City does not have an office zone that is well suited for this site due to its site and configuration. This site may be appropriate for a new or modified zone that can be applied at a later time. If developed under the provisions of the C-2 Zone, it should be developed with offices, in combination with permitted retail uses on the ground floor or free-standing retail uses. ~~rather than a~~ Certain ~~special exception uses, such as an automobile filling station, restaurant with drive-through, or mechanical car wash, would not be appropriate. Any use on the site should be designed to be compatible with the traditional development pattern of the King Farm, and not be highway-oriented toward Interstate 270.~~

Note: Underlined Text is to be added to the Plan
~~Strikethrough text is to be deleted from the Plan~~